

Dear Mayor Guthrie, City Councillors and Guelph Planning staff,

Hi, this is Ben Perry, again, Rolling Hills resident on Carlaw Place.

For some reason city planners seem intent on including Rolling Hills in this plan at all costs despite it being an established neighbourhood.

We say we bought these properties in good faith and they have covenants insuring a cohesive community... however this is of no concern to planners who seem to be treating a neighbourhood containing 52 individual properties like it is a blank slate. We note there are numerous undeveloped pockets throughout the city (decades of building inside the rest of Clair-Maltby alone) and some massive areas like the Innovation District, but those comments are glazed over as-if only Clair-Maltby exists. The city annexes Dolime Quarry, hundreds of acres of future building land, but the response was to endorse a higher population target for the city, now Rolling Hills residents cannot add that to the list of valid excuses not to develop an already developed community?

We were under the impression that a decision of this magnitude would be coming in the spring of 2022, I think the finalized one will be at that time. Thankfully we were given a heads up on January 6th that there is going to be a meeting on Jan 17th and we have until Friday Jan 14th to submit delegations, so it was a bit of a shock to get things moving. The pro-developer side however was totally on top of this, because it is their business to be, meanwhile the average homeowner in Rolling Hills is mentally exhausted in this COVID lockdown-world so timing couldn't be better for the developers involved. This is pretty evident when reading all the correspondence from the pro-development side on the home page of "Shaping Guelph City Council Planning Meeting Agenda" and nothing from the families that want to preserve Rolling Hills.

Some of those entries comically imply that developing "Area 1" of Rolling Hills will help solve the affordable housing crisis... well I've got news for them, housing is not going to become affordable until the banks stop lending people over 20 times their gross annual family income (it was about 2.5x when I bought my first house in 1998). Another complains about the growth of the city infringing on the property they purchased on the corner of 2 busy streets... I feel for these good people but that was reflected in the current and expected future market values at the time of purchase... they go on to say the properties in "Area 2" are in a 'different situation' but they have no problem initiating a domino effect that will eventually bring to everyone else's doorstep the very thing that has driven them to conclude that demolishing Area 1 of Rolling Hills is the right thing to do. Another correspondence states "This is not about money-grabbing, this is about allowing this area to grow as the city has grown and allow others to live in this area..." so he's had a great life here and now is selfishly trying cash out instead of passing this onto future generations who would be so lucky to experience a similar life he earned for himself. Finally, another entry falsely claims that "Area 1 represents probably the single largest intensification opportunity to add housing to the city's built-up area. If we pass on this opportunity, it will add an additional burden to every other neighbourhood that must then bear a disproportionate share of Guelph's infill housing development." We have analyzed the map, seen below, including both Area 1 and Area 2, 52% of this land is **undevelopable** natural heritage, 56% if you include the natural heritage overlay; less than 30% of Megan Place is even developable! Are we truly meant to believe that this small pocket of developable land in Area 1 is key to adding housing to the city's built up area, taking pressure off the remaining developable areas in Guelph? Ludicrous! Worth destroying a neighbourhood for?

the hell I am... is this Kitchener? Mavis Rd? Cornwall? The Truman Show? It all looks the same.. the world according to RioCan or whoever I guess. Do you really think the Dallan subdivision is a neighbourhood to be proud of? I am pretty sure the developers don't care.

The most important fact I can state is that Rolling Hills is truly a unique community and it needs to be preserved... where spread-out homes are intertwined with nature providing a genuine harmonious balance between people, wildlife, vegetation/trees and open land which is imperative for recharging our drinking water. We sit on the Paris Galt Moraine. I water my mums with Nestle Spring water, they love it. We are essentially stewards of this important land for communities around us. **This is something that is uniquely-Guelph.**

At a bare minimum we ask that the city endorse the plan but exclude Rolling Hills.

Why?

- 1) All the above
- 2) The city has a pocket full of aces and James Nagy is trying to talk council into throwing them all on the table right away because HE has a sure thing. Why in the world would you give all that up now? Hold some for a later hand. The future is **uncertain**, so it makes absolutely no sense to initiate the destruction of an existing neighbourhood when you have ample time to develop various (and some huge) undeveloped areas within the city.

Even just tunnel visioning Clair-Maltby alone, when development on Springfield golf course and farmlands are complete in 20 or 30 years, you might say, whew, glad I didn't do that to Rolling Hills back then... because what if the developers are wrong?

50 years from now it is possible we will find that Rolling Hills needs to evolve, but it should be in a similar fashion which balances nature, preserves Guelph's water aquifers while maintaining zoning for high demand executive size lots. There is no way that now is the time to plunge into this drastic step for the greed of a few along Clair Road. It is unprecedented and truly preposterous that we even are debating destroying an EXISTING neighbourhood... it would be an absolute disgrace if it happened not only for the people that currently live here but for future generations in Guelph.